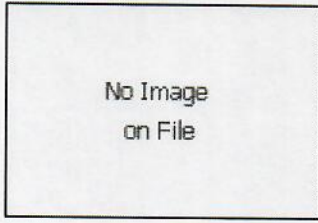


7

Neighborhoods Used: 4510.4510 LITTLE LONG LAKE

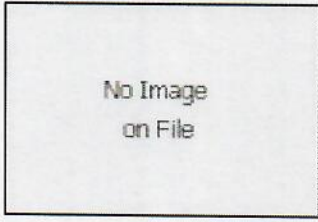
9983 OAK ST

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 040 001 022 10/29/2021 4510 409 285,000 90,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 24 194,254 72,685 2.673
!!MULTI-PARCEL SALE!!



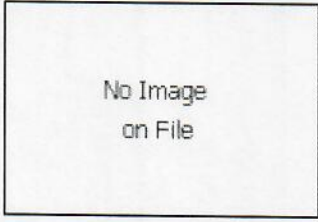
12238 CHERRY ST

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 045 001 009 10/29/2021 4510 401 285,000 69,942
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 49 215,058 72,685 2.959
!!MULTI-PARCEL SALE!!



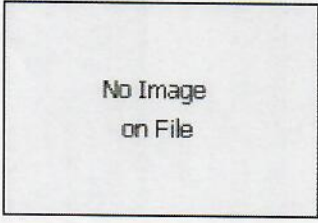
9761 W CAMDEN RD

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 029 100 008 29 8 4 10/07/2021 4510 408 280,000 71,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 20 208,830 87,454 2.388



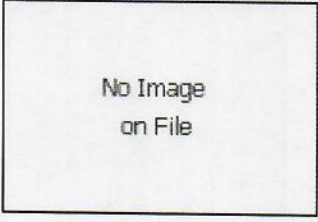
9867 W CAMDEN RD

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 029 100 003 29 8 4 05/07/2021 4510 401 80,000 60,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 45 19,366 54,098 0.358



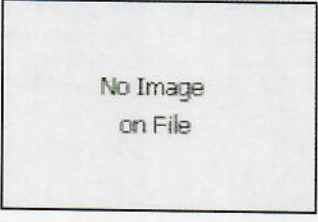
HIGHLAND DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 029 300 004 29 8 4 04/16/2021 4510 401 85,000 49,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 45 35,300 48,000 0.735



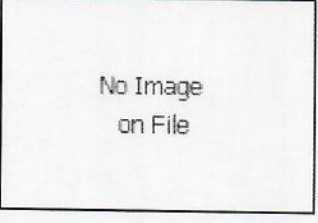
12128 MAPLE ST

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 040 001 005 11/06/2020 4510 401 240,100 58,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 63 181,906 109,336 1.664
!!MULTI-PARCEL SALE!!



9985 HIGHLAND DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 029 300 013 29 8 4 08/13/2020 4510 401 120,000 69,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 59 50,420 55,813 0.903



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 029 100 003 29 8 4
Owner's Name: BEHNFELDT, RICK
Property Address: 9867 W CAMDEN RD
MONTGOMERY, MI 49255
Liber/Page: 1795/82
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 05-12
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

BEHNFELDT, RICK
103 BILLINGS CT
FREMONT IN 46737

Most Recent Sale Information

Sold on 05/07/2021 for 80,000 by MCCOMBS, LOLA B LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1795/82

Most Recent Permit Information

None Found

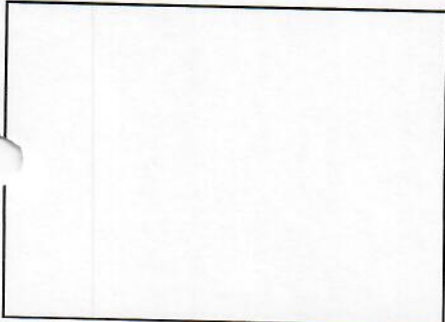
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 55,000	2022 Taxable: 55,000	Acres: 0.57
Zoning:	Land Value: Tentative	Frontage: 122.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 202.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D-5
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,016
Ground Area: 824
Garage Area: 0
Basement Area: 384
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 029 100 008 29 8 4
Owner's Name: NAGEL, MARGARET M
Property Address: 9761 W CAMDEN RD
MONTGOMERY, MI 49255
Liber/Page: 1809/0869 **Created:** / /
Split: / / **Active:** Active
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 15 N/A 07-15
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

NAGEL, MARGARET M
18120 TOEPFER DR
EASTPOINTE MI 48021

Most Recent Sale Information

Sold on 10/07/2021 for 280,000 by DEYOUNG, MICHAEL J & SANDRA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1809/0869

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 78,500

2022 Taxable: 78,500

Acreeage: 1.45

Zoning:

Land Value: Tentative

Frontage: 143.2

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 440.0

Improvement Data

of Residential Buildings: 2

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 1+ STORY

Exterior: Wood Siding

% Good (Physical): 20

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 3 Half Baths: 0

Floor Area: 3,272

Ground Area: 3,272

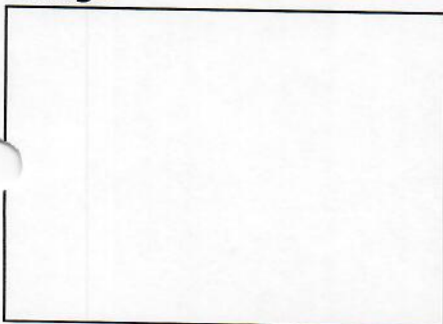
Garage Area: 1,600

Basement Area: 1,664

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 029 100 060 29 8 4
Owner's Name: HENSLEY, JEANNE L
Property Address: W CAMDEN RD
MONTGOMERY, MI 49255
Liber/Page: 1822/0761
Split: 08/02/2018
Public Impr.: None
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 09-11
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RES SECTION GROUND

Created: 08/02/2018
Active: Active

Mailing Address:

HENSLEY, JEANNE L
12128 MAPLE ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 03/18/2022 for 0 by MILLER, PATRICIA A.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1822/0761

Most Recent Permit Information

None Found

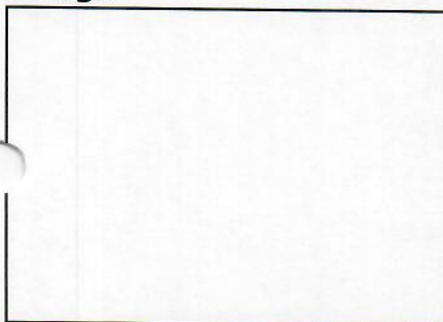
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	1,200	2022 Taxable:	728	Acreage:	0.59
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 029 300 004 29 8 4
Owner's Name: VORST, CRAIG & SHEILA
Property Address: 9939 HIGHLAND DR
MONTGOMERY, MI 49255
Liber/Page: 1793/226
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 DESC-M N/A 04-21
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

VORST, CRAIG & SHEILA
12526 ROAD 10L
OTTAWA OH 45875

Most Recent Sale Information

Sold on 04/16/2021 for 85,000 by CLINGAMAN, JAMES S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1793/226

Most Recent Permit Information

None Found

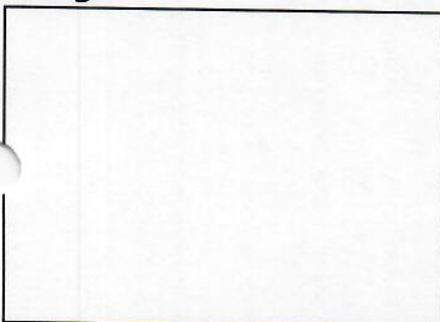
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 41,000	2022 Taxable: 41,000	Acres: 0.14
Zoning:	Land Value: Tentative	Frontage: 100.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 60.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 648
Ground Area: 648
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 029 300 013 29 8 4
Owner's Name: WEISS, KEVIN & MELISSA
Property Address: 9985 HIGHLAND DR
MONTGOMERY, MI 49255
Liber/Page: 1770/206
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 DESC-M N/A 08-19
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

WEISS, KEVIN & MELISSA
5437 S FULTON-LUCAS RD
SWANTON OH 43558

Most Recent Sale Information

Sold on 08/13/2020 for 120,000 by HOY, ELIZABETH M LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1770/206

Most Recent Permit Information

None Found

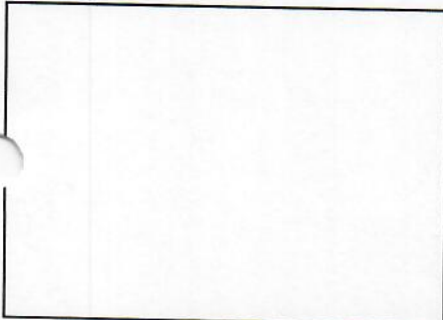
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	54,000	2022 Taxable:	51,443	Acreage:	0.55
Zoning:		Land Value:	Tentative	Frontage:	120.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	160.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+5
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 471
Ground Area: 471
Garage Area: 540
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 040 001 005
Owner's Name: HENSLEY, JEANNE L
Property Address: 12128 MAPLE ST
MONTGOMERY, MI 49255
Liber/Page: 1779/988
Split: 01/11/2010
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 11-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

HENSLEY, JEANNE L
12128 MAPLE ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 11/06/2020 for 240,100 by PRIGGE(MILLER), PATRICIA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1779/988

Most Recent Permit Information

Permit PB21-0549 on 08/05/2021 for \$12,744 category RE-ROOF.

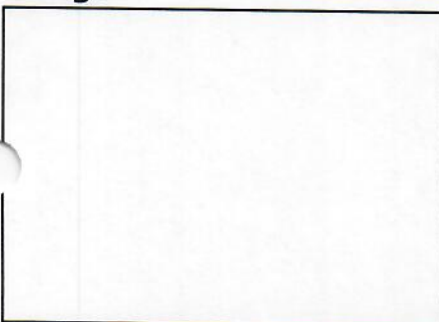
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 74,300	2022 Taxable: 70,037	Acrage: 0.14
Zoning:	Land Value: Tentative	Frontage: 67.3
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 88.9

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Mobile Home
Class: Good
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Warm & Cool Air
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 2
Floor Area: 1,352
Ground Area: 1,352
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 040 001 006
Owner's Name: HENSLEY, JEANNE L
Property Address: MAPLE ST
MONTGOMERY, MI 49255
Liber/Page: 1779/988
Split: / /
Public Impr.: None
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 11-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

HENSLEY, JEANNE L
12128 MAPLE ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 11/06/2020 for 240,100 by PRIGGE(MILLER), PATRICIA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1779/988

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 4,600

2022 Taxable: 4,028

Acreage: 0.05

Zoning:

Land Value: Tentative

Frontage: 41.3

PRE: 100.000

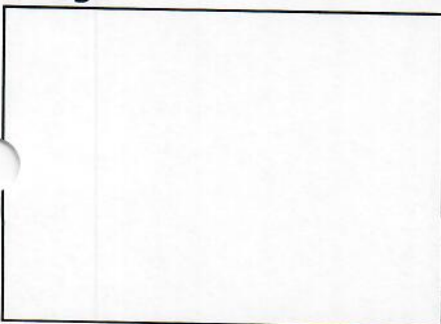
Land Impr. Value: Tentative

Average Depth: 50.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 040 001 022
Owner's Name: MCQUILLIN, KENTON E & KORI L
Property Address: 9983 OAK ST
MONTGOMERY, MI 49255
Liber/Page: 1811/0285
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 409.RESIDENTIAL-VACANT WATERFRONT
Previous Class: 409.RESIDENTIAL-VACANT WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 18 N/A 04-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

MCQUILLIN, KENTON E & KORI L
23343 NAGEL RD
DEFIANCE OH 43512

Most Recent Sale Information

Sold on 10/29/2021 for 285,000 by THORMEIER, RICHARD M & CHRISTINE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1811/0285

Most Recent Permit Information

None Found

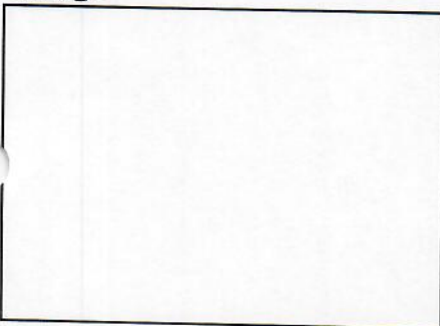
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 11,600	2022 Taxable: 11,600	Acreage: 0.00
Zoning:	Land Value: Tentative	Frontage: 59.4
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel:	14 040 001 043	Current Class:	409.RESIDENTIAL-VACANT WATERFRONT
Owner's Name:	HENSLEY, JEANNE L	Previous Class:	409.RESIDENTIAL-VACANT WATERFRONT
Property Address:	MAPLE ST MONTGOMERY, MI 49255	Taxable Status	TAXABLE
Liber/Page:	1779/988	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 11-23
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LITTLE LONG LAKE
Mailing Address:	HENSLEY, JEANNE L 12128 MAPLE ST MONTGOMERY MI 49255		

Most Recent Sale Information

Sold on 11/06/2020 for 240,100 by PRIGGE(MILLER), PATRICIA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1779/988

Most Recent Permit Information

None Found

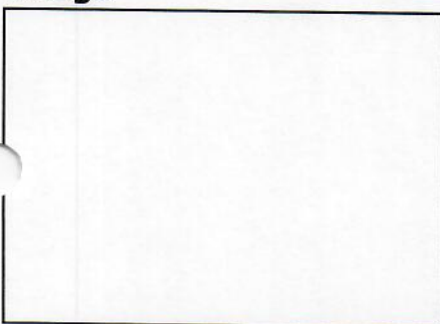
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	8,100	2022 Taxable:	8,100	Acreage:	0.04
Zoning:		Land Value:	Tentative	Frontage:	41.4
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	45.2

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 10:05 AM

Parcel: 14 045 001 009
Owner's Name: MCQUILLIN, KENTON E & KORI L
Property Address: 12238 CHERRY ST
MONTGOMERY, MI 49255
Liber/Page: 1811/0285
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 18 N/A 04-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Created: / /
Active: Active

Mailing Address:

MCQUILLIN, KENTON E & KORI L
23343 NAGEL RD
DEFIANCE OH 43512

Most Recent Sale Information

Sold on 10/29/2021 for 285,000 by THORMEIER, RICHARD M & CHRISTINE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1811/0285

Most Recent Permit Information

None Found

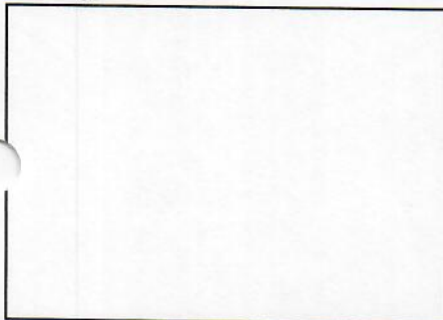
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 66,200	2022 Taxable: 66,200	Acreeage: 0.38
Zoning:	Land Value: Tentative	Frontage: 189.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 78.1

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 968
Ground Area: 968
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Little Long Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
14 029 100 003 29 8 4	9867 W CAMDEN RD	05/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,500	63.13
14 029 100 008 29 8 4	9761 W CAMDEN RD	10/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,400	25.50
14 029 300 004 29 8 4	9939 HIGHLAND DR	04/16/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,700	44.35
14 029 300 013 29 8 4	9985 HIGHLAND DR	08/13/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17
14 040 001 005	12128 MAPLE ST	11/06/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$69,300	28.86
14 040 001 011	12168 MAPLE ST	11/22/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$55,800	27.90
14 045 001 009	12238 CHERRY ST	10/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,300	24.32
Totals:						\$1,290,100	\$396,200	
							Sale. Ratio =>	30.71
							Std. Dev. =>	13.95

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$129,879	\$60,634	\$19,366	\$54,098	0.358	1,016	\$19.06	4510	123.0802
\$183,111	\$71,170	\$208,830	\$87,454	2.388	3,272	\$63.82	4510	79.9102
\$111,140	\$49,700	\$35,300	\$48,000	0.735	648	\$54.48	4510	85.3368
\$141,021	\$69,580	\$50,420	\$55,813	0.903	471	\$107.05	4510	68.5415
\$198,144	\$58,194	\$181,906	\$109,336	1.664	1,352	\$134.55	4510	7.4950
\$160,597	\$45,369	\$154,631	\$73,134	2.114	551	\$280.64	4510	52.5556
\$186,161	\$69,942	\$215,058	\$72,685	2.959	968	\$222.17	4510	136.9976
\$1,110,053		\$865,511	\$500,520			\$125.97		14.0438
				E.C.F. =>	1.729	Std. Deviation=>		0.95830853
				Ave. E.C.F. =>	1.589	Ave. Variance=>		79.1310
								Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 1/2 STORY	\$60,634		LITTLE LONG LAKE	401	45
1+ STORY	\$71,170		LITTLE LONG LAKE	408	20
1+ STORY	\$49,700		LITTLE LONG LAKE	401	45
1+ STORY	\$69,580		LITTLE LONG LAKE	401	59
MOBILE HOME	\$57,408	14 040 001 043, 14 040 001 006	HARTS PLAT OAK GROVE	401	63
1+ STORY	\$45,369	14 040 001 012, 14 040 001 037, 14 040 001 038	HARTS PLAT OAK GROVE	401	64
1+ STORY	\$68,707	14 040 001 022	HARTS PLAT OAK GROVE NO.1	401	49

49.80600532

Little Long Lake Land Analysis All Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
14 029 100 003 29 8 4	9867 W CAMDEN RD	05/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,500	63.13	
14 029 100 008 29 8 4	9761 W CAMDEN RD	10/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,400	25.50	
14 029 300 004 29 8 4	9939 HIGHLAND DR	04/16/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,700	44.35	
14 029 300 013 29 8 4	9985 HIGHLAND DR	08/13/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17	
14 040 001 005	12128 MAPLE ST	11/06/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$69,300	28.86	
14 040 001 011	12168 MAPLE ST	11/22/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$55,800	27.90	
14 045 001 009	12238 CHERRY ST	10/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,300	24.32	
Totals:			\$1,290,100			\$1,290,100	\$396,200	30.71	
								Std. Dev. =>	13.95

Hart Plat Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
14 040 001 005	12128 MAPLE ST	11/06/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$69,300	28.86	
14 040 001 011	12168 MAPLE ST	11/22/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$55,800	27.90	
14 045 001 009	12238 CHERRY ST	10/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,300	24.32	
Totals:			\$725,100			\$725,100	\$194,400	26.81	
								Std. Dev. =>	6.82

Little Long Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
14 029 100 003 29 8 4	9867 W CAMDEN RD	05/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,500	63.13	
14 029 100 008 29 8 4	9761 W CAMDEN RD	10/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,400	25.50	
14 029 300 004 29 8 4	9939 HIGHLAND DR	04/16/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,700	44.35	
14 029 300 013 29 8 4	9985 HIGHLAND DR	08/13/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17	
Totals:			\$565,000			\$565,000	\$201,800	35.72	
								Std. Dev. =>	16.03

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$116,825	\$10,755	\$47,580	122.0	202.0	0.57	0.57	\$88	\$19,002	\$0.44
\$167,789	\$168,059	\$55,848	143.2	440.0	1.45	1.45	\$1,174	\$116,223	\$2.67
\$87,960	\$23,560	\$26,520	100.0	60.0	0.14	0.14	\$236	\$170,725	\$3.92
\$126,041	\$48,559	\$54,600	140.0	160.0	0.55	0.55	\$347	\$88,129	\$2.02
\$183,750	\$99,364	\$43,014	149.9	184.1	0.23	0.14	\$663	\$437,727	\$10.05
\$160,597	\$106,388	\$38,140	124.0	276.0	0.20	0.10	\$858	\$545,579	\$12.52
\$186,161	\$190,728	\$68,707	261.8	78.1	0.38	0.38	\$729	\$508,608	\$11.68
\$1,029,123	\$647,413	\$334,409	1,040.8		3.50	3.31			
Average									
per FF=>			\$622		per Net Acre=>	185,080.90		Average	
								per SqFt=>	\$4.25

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$183,750	\$99,364	\$43,014	149.9	184.1	0.23	0.14	\$663	\$437,727	\$10.05
\$160,597	\$106,388	\$38,140	124.0	276.0	0.20	0.10	\$858	\$545,579	\$12.52
\$186,161	\$190,728	\$68,707	261.8	78.1	0.38	0.38	\$729	\$508,608	\$11.68
\$530,508	\$396,480	\$149,861	535.6		0.80	0.61			
Average									
per FF=>			\$740		per Net Acre=>	497,465.50		Average	
								per SqFt=>	\$11.42

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$116,825	\$10,755	\$47,580	122.0	202.0	0.57	0.57	\$88	\$19,002	\$0.44
\$167,789	\$168,059	\$55,848	143.2	440.0	1.45	1.45	\$1,174	\$116,223	\$2.67
\$87,960	\$23,560	\$26,520	100.0	60.0	0.14	0.14	\$236	\$170,725	\$3.92
\$126,041	\$48,559	\$54,600	140.0	160.0	0.55	0.55	\$347	\$88,129	\$2.02
\$498,615	\$250,933	\$184,548	505.2		2.70	2.70			
Average									
per FF=>			\$497		per Net Acre=>	92,903.74		Average	
								per SqFt=>	\$2.13

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
122.00	4510	1795/82		LITTLE LONG LAKE	401	LAKE FRONT
143.20	4510	1809/0869		LITTLE LONG LAKE	408	LAKE FRONT
100.00	4510	1793/226		LITTLE LONG LAKE	401	LAKE FRONT
120.00	4510	1770/206		LITTLE LONG LAKE	401	LAKE FRONT
149.85	4510	1779/988	14 040 001 043, 14 040 001 006	HARTS PLAT OAK GROVE	401	BACK LOTS
124.01	4510	1817/0634	14 040 001 012, 14 040 001 037, 14 040 001 038	HARTS PLAT OAK GROVE	401	BACK LOTS
248.44	4510	1811/0285	14 040 001 022	HARTS PLAT OAK GROVE NO.1	401	BACK LOT

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
149.85	4510	1779/988	14 040 001 043, 14 040 001 006	HARTS PLAT OAK GROVE	401	BACK LOTS
124.01	4510	1817/0634	14 040 001 012, 14 040 001 037, 14 040 001 038	HARTS PLAT OAK GROVE	401	BACK LOTS
248.44	4510	1811/0285	14 040 001 022	HARTS PLAT OAK GROVE NO.1	401	BACK LOT

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
122.00	4510	1795/82		LITTLE LONG LAKE	401	LAKE FRONT
143.20	4510	1809/0869		LITTLE LONG LAKE	408	LAKE FRONT
100.00	4510	1793/226		LITTLE LONG LAKE	401	LAKE FRONT
120.00	4510	1770/206		LITTLE LONG LAKE	401	LAKE FRONT

Rate Group 2 Rate Group 3

LAKE FRONT

BACK LOT

Rate Group 2 Rate Group 3
LAKE FRONT

BACK LOT

Rate Group 2 Rate Group 3
